

CITY OF RENO

Planning Commission

September 5, 2012

Staff Report

Agenda #

V1-4

Ward #

3

CASE No.: LDC13-00012 (Bella Vista Ranch PUD Amendment/
Bonaventure)

APPLICANT: Bonaventure Senior Living

APN NUMBER: 165-011-9, 11, & 18 thru 21, 165-060-01 thru 04, 165-120-01, 165-131-01 thru 07, 165-031-09, 10, 165-032-01 thru 16, 165-033-01 thru 12, 165-034-01 thru 28, 165-035-01 thru 13, 165-036-01 thru 19, 165-037-01 thru 12, 165-041-01 thru 15, 165-042-01 thru 28, 165-043-01 thru 05, 165-044-01 thru 10, 165-045-01 thru 09, 165-051-01 thru 13, 165-052-01 thru 21, 165-053-01 thru 17, 165-054-01 thru 04, 165-055-01 thru 03, 165-060-01 thru 04, 165-071-01 thru 15, 165-072-01 thru 05, 165-073-01 thru 16, 165-074-01 thru 25, 165-081-01 thru 08, 165-082-01 thru 16, 165-083-01 thru 24, 165-084-01 thru 17, 165-085-01 thru 08, 165-091-01 thru 19, 165-092-01 thru 19, 165-093-01 thru 30, 165-094-01 thru 25, 165-095-01 thru 16, 165-101-01 thru 15, 165-102-01 thru 15, 165-103-01 thru 14, 165-104-01 thru 22, 165-121-01 thru 12, 165-122-01 thru 24, 165-123-01 thru 27, 165-124-01 thru 23, 165-125-01 thru 12, 165-126-01 thru 07, 165-131-01, 02, 165-141-01 thru 18, 165-142-01 thru 07, 165-143-01 thru 18, 165-144-01, 165-151-01 thru 09, 165-152-01 thru 16, 165-153-01 thru 24, 165-154-01 thru 08, 165-161-01 thru 28, 165-162-01 thru 23

REQUEST: This is a request to amend the Bella Vista Ranch PUD (Planned Unit Development) Design Standards to: 1) allow a 153 unit senior living facility (includes independent/assisted/congregate care elements) on a ±5.19 acre portion of Residential Village C including modified development standards to construct the senior facility such as setbacks, building height and buffering; 2) increase the overall number of residential units allowed in the PUD from 1,700 to 1,822 by increasing the number of units allowed in Village C from 350 to 472; 3) modify the Fire services agreement related to the per unit fire fee, and to address the location and timing to construct a fire station associated with the project; and 4) other modifications necessary such as: map,

graphic and text changes to the Design Standards to effect the changes proposed with items 1-3 listed above.

LOCATION: The ±364 acre site is located along the south side of South Meadows Parkway and extends to the south ±3,785 feet (±.73 miles) along the east and west sides of Veterans Parkway from the South Meadows Parkway/Veterans Parkway intersection in the PUD zone. The site has a Master Plan land use designation of Special planning Area.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the amendment to the Design Standards, subject to Condition A as written below. If specific architectural elevations and/or text prescribing architectural standards for the Bonaventure senior facility have not been provided in time to be adequately reviewed, then it is recommended that the Planning Commission defer action on this case.

RECOMMENDED CONDITIONS OF APPROVAL:

- A. Approval of the amendment to the Bella Vista Ranch PUD Design Standards is subject to the modifications to the Handbook as noted in Exhibit 1, and any modifications made by the Planning Commission and City Council at their respective public hearings. The revisions shall be incorporated into the Design Standards Handbook and submitted to staff in both paper and two electronic versions (Word & PDF) for review within two (2) months of the date of City Council approval; and certified by the City Council and recorded within four (4) months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

BACKGROUND: In July of 2005, City Council approved a Master Plan Amendment from Unincorporated Transition to Special Planning Area in conjunction with a zoning map amendment from UT40 (Unincorporated Transition - 40 acres) to PUD (Planned Unit Development) on ±364 acres to allow for development of 1,700 single family residential units, ±6 acres of Public Facility development, ±14.8 acres of parks, ±56 acres of open space and a ±10 acre school site (Bella Vista Ranch PUD - LDC05-00127).

On August 3, 2005, the Planning Commission approved tentative maps to develop: 1) a 777 lot single family subdivision on ±145 acres (LDC05-00496 – Bella Vista Ranch Villages A and B); and 2) a 740 lot single family residential subdivision on ±202.65 acres (LDC05-00418 - Bella Vista Ranch Villages C and D). Approval of these tentative maps covered all of the available residential acreage in the Bella Vista Ranch PUD. In November of 2007, the Village A and B tentative maps were amended to allow 4 more

total units (777 to 781 lots) and reduced the size of the elementary school site from 10 to 8 acres. The result of the above approvals and amendment created a total of 1,521 residential lots while a maximum of 1,700 lots were allowed with the original PUD approval in 2005.

A part of this proposal is to increase the overall number of residential units allowed in the PUD from 1,700 to 1,822 by adding the proposed 153 unit senior facility to the 1,700 units originally approved. The increased total number of units is based upon adding the 153 senior units to the original 1,700 units (1,853) minus the 31 single family lots originally approved in 2005 on the ± 5.19 acre Bonaventure site ($1,843 - 31 = 1,822$). The proposed ± 5.19 acre senior facility is located in Village C on the southeast corner of the South Meadows Parkway/Veterans Parkway intersection. This request will also add standards for development of the senior facility and modify the fire services agreement as discussed below.

The Bonaventure senior facility is proposed to contain 76 independent, 55 assisted and 22 memory care (24 beds) units for a total of 153. The project would be similar to a resort and would contain amenities, services and activities such as: community garden areas, chef prepared meals, lounges with fireplaces, exercise room/gym, computer labs, library, hobby room, theater, game room, barber/beauty salon, complimentary laundry facilities, etc. Other services provided include: shopping, sight seeing excursions and trips to local events with transportation available via vans and mini busses provided by the facility. On site staff would be available twenty-four hours a day, seven days a week. The whole project is connected by interior hallways to the main lobby area with elevators for easy access between floors.

The independent living portion contains a mix of one and two bedroom luxury apartments between 550 and 1,100 square feet in size. They include full kitchens, private patio or balcony, and access to all the amenities and services discussed above. These units are located in the central and eastern portion of the site and are up to four stories (70 feet proposed) in height.

The assisted portion is tailored to the specific needs of the residents with assistance provided as necessary with daily activities such as bathing, dressing and eating. This is provided in a mixture of one and two bedroom suites. The suites have kitchenettes equipped with a sink, refrigerator/freezer and microwave. Three daily meals and snacks are provided as well as weekly housekeeping, linen and towel service. The assisted section has access to the entire on site amenities discussed above and is located in three stories on the west central portion of the site.

The memory care section is the most care intensive and is focused on residents suffering from Alzheimer's and dementia. This section is organized into individual and joint suites ranging from ± 260 to 650 square feet in size containing a maximum of 24 beds. This unit has its own separate entrance and is located on the first floor on the western portion of the site.

Please note that Exhibit 1 contains staffs recommended changes to the PUD Handbook as proposed by the applicant.

ANALYSIS:

Land Use Compatibility: Land use surrounding the ±364 acre PUD site consists of vacant property to the north and east, vacant residentially planned property to the south in the Damonte Ranch PUD and developed residential (townhouses and single family) a City park and middle school in the Double Diamond PUD to the west. The addition of the senior facility should have a minimal impact on the area and would primarily affect the single family uses approved or constructed in the Bella Vista PUD to the west across Veterans Parkway and adjacent to the east and south. Based on information provided in the application the intensity of the senior facility is similar to the ±31 single family houses it will replace with regard to traffic and activity level. The primary impact of the senior facility is increased building height from 35 to 70 feet. However, the buildings will be located north and west of the adjacent residential lots; and will be set back a minimum of 73 feet from the nearest residential property line. These features in addition to landscape setbacks and 6 foot tall masonry sound walls required along the south and east property lines will ensure the senior facility is consistent and compatible with the area.

Urban/Environmental Design: The project consists of one residential building which ranges in height from ±20 feet (1 story) to a maximum of 70 feet (4 stories). As shown on the proposed site plan (Exhibit A), the building will be constructed in segments to make it appear as several buildings with appropriate articulation and varying building height to break up its mass. Because specific building elevations or architectural language have not been provided, approval of a site plan review for the building is required prior to issuance of a building permit. The intent is to comply with the residential character and materials contained in the Residential Design Standards section on page 55 of the PUD. The applicant will provide conceptual elevations and/or more specific architectural language at or before the September 5, 2012 Planning Commission meeting. If more specific architectural details are not provided by the time this project is heard by the Planning Commission, then staff recommends the Commission defer action on the project until more specific details are provided.

The standards proposed for the Cyan Senior Living Village begin on page 63 of the handbook and contain requirements and standards for: trash service and delivery, parking, setbacks, perimeter fencing and landscape buffers and percentage requirements, signs, lighting, architecture and allowable uses, all of which except setbacks, architecture and building height, appear to be appropriate (pages 64 and 66 of Exhibit 1). Code requires the use of LID (low impact development) techniques for site construction and grading design.

In standard zoning, the senior project would be subject to residential adjacency standards, which for a project exceeding 2 acres in size requires a 3:1 set back to height ratio for those portions of the building exceeding 15 feet in height. The requirement may be modified via the special use permit process (RMC 18.12.304). The applicant proposes to modify the 3:1 ratio with standards in the PUD. According to the submitted site plan, the project will provide a minimum 73 foot building setback from the east property line which equals a 1.3:1 ratio and 80 feet from the south property line which equals a 1.45:1 ratio, while 165 feet would normally be required at 3:1. In addition, the setbacks proposed with this handbook amendment could be reduced to 20 feet for the front yard and 10 feet for the side and rear yards.

It is staff's opinion that the maximum building height should be reduced to 55 feet with the minimum set backs increased to 85 feet for the two front yards and 73 feet for the east side yard and 80 for the south side yard which will provide a minimum 1.75:1 and 1.9:1 setback to height ratios to the adjacent single family properties, respectively. These changes would be consistent with the scaled project site plan setbacks provided with the application and as represented by Figure 31 on page 64 of the revised PUD handbook; and the maximum building height of 55 feet as originally proposed with the amendment. Pages 55 and 64 of Exhibit 1 contains the staff recommended building height and set back changes. If the reduced 55 foot building height standards are implemented the height to set back ratio reduction would be appropriate for the following reasons. In this instance, the adjacent properties to the east and south affected by this request are vacant and owned by the Bella Vista master developer who has authorized this application. The master developer is working closely with the senior village developer and has control over future development of the adjacent single family sites to ensure they are designed to be compatible with the senior project. These factors in conjunction with the required minimum setbacks, site landscaping, 6 foot tall perimeter sound walls and the relatively low intensity of the senior facility serve to justify the reduced setback to height ratio, as recommended by staff.

PUD Zoning Text Amendments: The PUD currently allows single family residential uses on a majority of the site plus park, school and public facility uses as discussed above in the Background section of this report. Allowing a senior facility on this portion of Village C would allow another residential option which is an extension of and compatible with the existing uses allowed in the PUD. The senior component would also have a minimal impact on the original approval with regard to provision of services, public facilities and utilities such as: police and fire, access, traffic generation, sewer and water services all of which can be served by existing infrastructure. The revised PUD will contain a section for the "Cyan Senior Living Village-Village C" on pages 63-67 (Exhibit 1). This section contains the development standards required to construct this portion of the project as discussed above, as recommended to be modified by staff.

The request to increase the overall number of units allowed in the PUD equals a 6.7% increase in the overall number of units originally approved. Information provided by the applicant indicates the senior facility will generate only marginal increases over the 31

single family units it will replace with regard to traffic (396 ADT with 38 p.m. peak vs. 306 ADT with 32 p.m. peak) water use (12.4 AFY vs. 15.3 AFY) which does not account for water use in landscaping for single family; and sewer demand (40,250 gallons/day vs. 23,250 GPD). The increased sewer demand equals a 1.3% increase for the entire project.

The request to modify the Fire Services agreement related to the per unit fee and location of and the timing in which to construct the fire station as originally approved is based upon the recent deconsolidation of fire services between the City and Washoe County. This recent action has made it imperative that a permanent station be built in the southeast quadrant of the City in the near future to replace the County fire station (Truckee Meadow Fire Protection District) located southeast of Wal Mart on Old Virginia Street. When the PUD was approved in 2005, a fire services agreement between the developer and the City was approved, which is currently being revised to reflect current market conditions and the future needs of the fire department. The agreement currently being considered would allow a fire station either within the PUD or an alternative site outside the PUD boundary. Funding provided by the Bella Vista development for the fire station would be via per residential unit and non residential square footage fees determined in the revised agreement. Pages 8, 24, and 25 of the PUD (Exhibit 1) contain the revised language to modify the agreement. It should be noted that the revised agreement will also contain provisions related to the timing for the City to acquire the 6 acre Public Facility site from the developer; and will allow the City to rezone, sell the property or use the site for other public facility purposes. The revised agreement (First Amended Public Facility Agreement) will be required to be approved by Council prior to or concurrent with certification of this PUD amendment and recorded as part of the revised handbook.

Other changes to the PUD handbook are related to revising maps to: reflect the current name of roads such as Pioneer Parkway to Veterans Parkway, to add the Senior Village location and standards, reduce the school site acreage from 10 to 8 acres, reduce the neighborhood park site from 14.8 to 14.24 acres and eliminate Appendix I which contained a potential 10 acre storm water detention pond on the southeast corner of Village C. The school site reduction is based on a revised elementary school site from 10 to 8 acres as discussed in the background section of this report. The reduced park size is based on a reduction in the number of single family units in the project than originally approved and setting the final configuration of the park parcel with the construction of roads on three sides. All maps containing the park and school site should be modified to 14.24 acres for the park and 8 acres for the school as noted on page 2 of Exhibit 1. The need for the 10 acre detention area potentially required by Appendix I was eliminated when the mass grading plan for Village C was approved in 2006. This area has been graded and the detention volume required for project build out was provided with that permit. Therefore, it is appropriate to delete Appendix I.

Other changes include: modifying the land use charts and text to account for the above changes and removing deleted exhibits.

Public Safety: Police staff had no comments related to this project. The site is in an area currently served by the Reno Police Department.

Fire service for this site is provided by Reno Fire Station 12 located to the west on Trademark Drive with a response time of approximately 5 minutes.

Public Improvements: All public improvements necessary to address storm drainage, traffic and sewer requirements for this project are in place adjacent to the site

Access, Traffic and Circulation: Access to the senior facility would be from driveways on to Veterans Parkway and South Meadows Parkway. As proposed the access driveways and locations are adequate to serve the senior facility. Traffic generated by the senior facility would result in the addition of 90 daily trips (396 vs. 306) and 6 p.m. peak hour trips (38 vs. 32) as compared to the single family 31 lots it proposes to replace. This is a minimal increase and requires no further traffic analysis or improvements from required with the original Bella Vista PUD approval. As proposed on site circulation is adequate and will be verified for code compliance during the site plan review process required prior constructing the senior facility.

Master Plan: The project is consistent with the Special Planning Area Master Plan land use designation on the site. As proposed and with recommended conditions, the project is consistent with the following applicable Master Plan objectives and policies: Objective #9: Integrated Design; Objective #11: Compatibility; Objective #13: Scale; Objective #14: Building Planes; Objective #15: Building Mass; Objective #16: Visually Defined Structures; Objective #19: Access; Objective #21: Parking Circulation; Objective #22: Landscaping; pedestrian and bicycle access and parking provided (T-1); hours of operation and activity level sensitive to surrounding development (CD-6); design circulation system to minimize impacts (P-8); provide sufficient parking (P-10); landscaping appropriate to related environment (CD-30); safe, convenient and logical circulation (P-1); development density, building mass and details sensitive to surrounding development (BD-1); and new structures that compliment adjacent structures and provide a human scale at ground level.

General Code Compliance: As proposed and with recommended conditions this project is consistent with code.

Other Reviewing Bodies:

Washoe County District Health Department: The applicant should be required to add the provisions contained in the July 27, 2012 Health Department letter (Exhibit B) regarding LID drainage design and insect disclosure to Appendix H of the PUD handbook (page 70 of Exhibit 1).

Calls for Service (CFS): The service boundary for CFS data provided by the Reno Police Department is South Meadows Parkway to the north; Rio Wrangler parkway to the east; Carat Drive to the south and South Meadow Parkway to the west. From January 2009 through December of 2011 the area received 2,953 CFS. The top four categories generating service calls included: Traffic (697–23.6%); Emergency Medical Police (221– 7.5%); Alarm Police Response (192- 6.5%); and Family Disturbance (152– 5.1%). The CFS data is available in the case file.

Neighborhood Advisory Board: This project was reviewed by the Ward Three Neighborhood Advisory Board on August 23, 2012. A copy of their comments is attached to this report (Exhibit C).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Vacant	Unincorporated Transition	UT40
SOUTH	Vacant	Special Planning Area	PUD
EAST	Vacant	Special Planning Area, Unincorporated Transition	PUD, UT40
WEST	Vacant, Single Family Residential	Special Planning Area	PUD

NRS 278A Findings

In accordance with NRS, Sections 278A.410, .500 and .510 must be addressed when acting on an amendment to a PUD. In addition, the findings for NRS 278.250(2) must also be addressed. The applicant has provided responses which adequately address the findings for 278A. 410 & .500 and 278.250 (2) as listed and discussed below. Recommended Condition A addresses the finding for NRS 278A.510.

LEGAL REQUIREMENTS:

NRS 278A.410	Planned Developments
NRS 278A.500	Planned Developments
RMC 18.06.403	Planned Unit Development Review
NRS 278.250(2)	Zoning Map Amendment - General

FINDINGS:

NRS 278A.410 - Modification of plan by city or county. All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of

a public utility unless expressly consented to by the public utility, subject to the following conditions:

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

- (a) Is consistent with the efficient development and preservation of the entire planned unit development;

This modification will allow for senior living quarters to be placed near the intersection of two major arterial roadways. This intersection is likely to experience increased traffic volumes and traffic noise with the expected completion of the Southeast Connector roadway. This site is therefore better suited for something other than single family homes. This amendment therefore will be beneficial to the overall PUD in that it adds a viable, in-demand use to an area that may not otherwise be completed in the foreseeable future.

- (b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and

The property will remain a residential use with this revision. Therefore, the site will remain compatible with the surrounding residentially zoned property. Intensity of use and site layout are designed to be respectful of and compatible with surrounding property. The proposed PUD amendment includes landscape standards and street standards that are comparable to surrounding property. Building standards ensure that the scale and appearance of buildings closest to the property boundary are comparable to surrounding property.

- (c) Is not granted solely to confer a private benefit upon any person.

This PUD amendment is being pursued with the full support of the original PUD developer and the site neighbors have been notified. The intent is to provide a viable, in-demand housing use in an area that is currently vacant and likely to remain so for the foreseeable future. This amendment does not therefore confer a private benefit. It does confer a general benefit in that senior housing and care facilities will be provided adjacent to an existing neighborhood allowing the senior residents to be integrated into the greater community.

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without

conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

The Bonaventure proposal is consistent with the overall residential character and vision of the Bella Vista PUD. Although density is increasing onsite, the overall land use intensity such as: traffic and operational characteristics, is not. Therefore, consistency with the original objectives of the PUD is retained. Additionally, this amendment better reflects the current market conditions and serves to implement a new project within a PUD that has essentially “stalled out” during the recession.

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

The Bonaventure plan has little departure from City code. In fact, the PUD and Bonaventure plan actually exceeds code requirements in most regards. This is true for landscaping, setbacks, architectural design, and operational standards. Additionally, the PUD makes clarification related to driveway spacing and parking space configuration. However, these are clarifications that are still consistent with City code because the RTC driveway spacing standards are maintained by the PUD and standard parking spaces will be developed within the Bonaventure site.

3. The ratio of residential to nonresidential use in the planned unit development.

Although parts of the Bonaventure plan could be classified as a commercial use, such as accessory services (hair salon) to residents, it is a residential use, and has residential impacts and functionality. Given the allowed uses within the PUD, Bonaventure fits well within the land use mix and serves to diversify the housing types within the PUD. This will help ensure the PUD’s success and can potentially spur additional improvements within the plan area.

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

Not applicable. The amendments included with the Bonaventure proposal have no impact upon common open space provisions of the PUD. As proposed, the

project will provide on site amenities, recreational facilities and open space for the project residents

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

The site is located in an area where all public services are provided. All utilities are in place adjacent to the site including sewer, water and roads. The plan provided safe and adequate access from existing adjacent streets. Although some of the buildings are four stories in height, they are located to the north and west of adjacent single family properties with appropriate setbacks provided such that light and air would not be adversely affected. On site recreation facilities will be provided. The setbacks in conjunction with proposed buffering (landscaping and screening walls) and architecture should not adversely affect the visual enjoyment of existing and future single family residents surrounding the site.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

Bonaventure will complement adjoining single family uses, both existing and planned. Existing single family residential homes to the west are separated from the site by a major arterial (Veterans Parkway). The building steps down in size to one story on the west side of the property, reducing impact from the project. Taller portions of the building have been located to limit privacy impacts to future homes and expanded buffering and privacy walls are included in the site plan. The Bonaventure project replaces a portion of an approved subdivision. As demonstrated in Figure 3 of this report, the single family areas to the south and east can easily be reconfigured to accommodate the new Bonaventure parcel.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

Not applicable. The Bonaventure amendments do not alter any of the existing phasing plans or provisions contained within the PUD. Bonaventure will be constructed in a single phase.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final

approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

The PUD has always been proposed to be developed in phases. This project will be constructed in one phase. Final approval of the amended handbook (certification by City Council) and recordation will occur within 4 months of the date of Council approval of this PUD amendment.

Zoning Map Amendment: General zoning map amendment findings. In order to approve any zoning map amendment, the planning commission and city council shall find the following:

- a. To preserve the quality of air and water resources.

The proposed amendment will allow for the inclusion of senior living quarters in what is now an area of single family homes. The senior living center is likely to have reduced water usage compared to the already permitted single family homes due to reduced lawn area, communal cooking arrangements, and the absence of children. The amendment is likely to have no significantly different impact on air quality than the single family homes although total energy usage will probably be lower due to a more efficient, multi-family building layout.

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The amendment does not alter the already approved design for the area in terms of open space and protection of natural resources. It maintains the existing plan for area water courses. The site is already graded and planned for development and so no new impacts to natural resources are expected.

- c. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The site is sufficiently separated from existing development to ensure that shadows will not impact other property and will not disrupt views. The site is bordered on the west by Veteran's Parkway, making the property line of the site approximately 100 feet from the nearest property line of existing houses. The tallest buildings of the proposed project are set towards the center of the site, providing for additional separation from the houses to the west. This ensures no shadow or undue view impacts.

- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

Since the applicant for this project will also own, construct, and operate the senior living center, it is in their interest to utilize energy conserving materials and building design. The site includes water-conserving landscape installations based on a design from a local landscape architect. Additionally, buildings are located to take advantage of passive solar heating, etc.

- e. To provide for recreational needs

The proposed amendment includes an outdoor patio, horseshoe/recreation yard, and walking areas. Based on the experience of the applicant, these areas meet the needs of their expected residents. All existing PUD recreational facilities are retained with this amendment.

- f. To protect life and property in areas subject to floods, landslides and other natural disasters.

There is no landslide hazard in the area. The project will conform to all applicable seismic standards in effect at the time of construction. The project site is already approved for single family homes and is graded for such. Floodwater management is therefore already provided for under existing design review and conditions. This amendment does not alter overall floodwater management for the Bella Vista Ranch PUD.

- g. To conform to the adopted population plan, if required by NRS 278.170.

This amendment conforms to the Population Plan element of the Reno Master Plan which anticipates continued population growth for the area. However, the effect of this amendment on population is minimal. The existing single family houses would contain approximately 77 people (32 houses X 2.4 people per house). The senior living center will contain a maximum of 153 people, for an increase of 76 people. This increase is too small to present planning issues for the area and the region.*

**People per house based on US Census Bureau data for City of Reno*

- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

The senior center layout includes bicycle parking and sidewalks. The site is also located along two major arterial streets, making public transportation access close and simple. Since development of the area is already approved and the site is in fact already graded for construction, there are complete utilities and public facilities either existing or planned for the area.

- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

This amendment simply replaces one type of residential use with another type of residential use. The area has therefore already been reviewed for the appropriateness of residential use. Grading is already in place, as is floodwater management, and arterial streets

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

As the site is already served by public utilities and streets, fiscal impact to the City of Reno will be strongly positive as vacant land will be converted to occupied residential land, without the need for additional capital expenditure by the City on infrastructure. Based on the experience of the owner/operator of the senior living center, police calls and medical calls to the site are expected to be below that of a comparable single family residential area as the senior center maintains its own security and medical staff.

- k. To promote health and the general welfare

The proposed amendment will have no negative impact on general health and welfare. Medical studies indicate a possible positive impact on health and welfare through the provision of comfortable senior living quarters that are fully integrated into the community. This allows seniors a secure living arrangement while remaining integrated into the nearby community

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

The proposed amendment allows for a greater mix of available housing in the area as well as the provision of housing that is specifically designed to provide services in demand by seniors.

- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

This amendment provides for the protection of the existing Bella Vista Ranch neighborhood by providing a stronger mix of housing types. It also strengthens the overall community by supporting the Reno Master Plan goal of locating development along existing arterial roadways whenever possible.

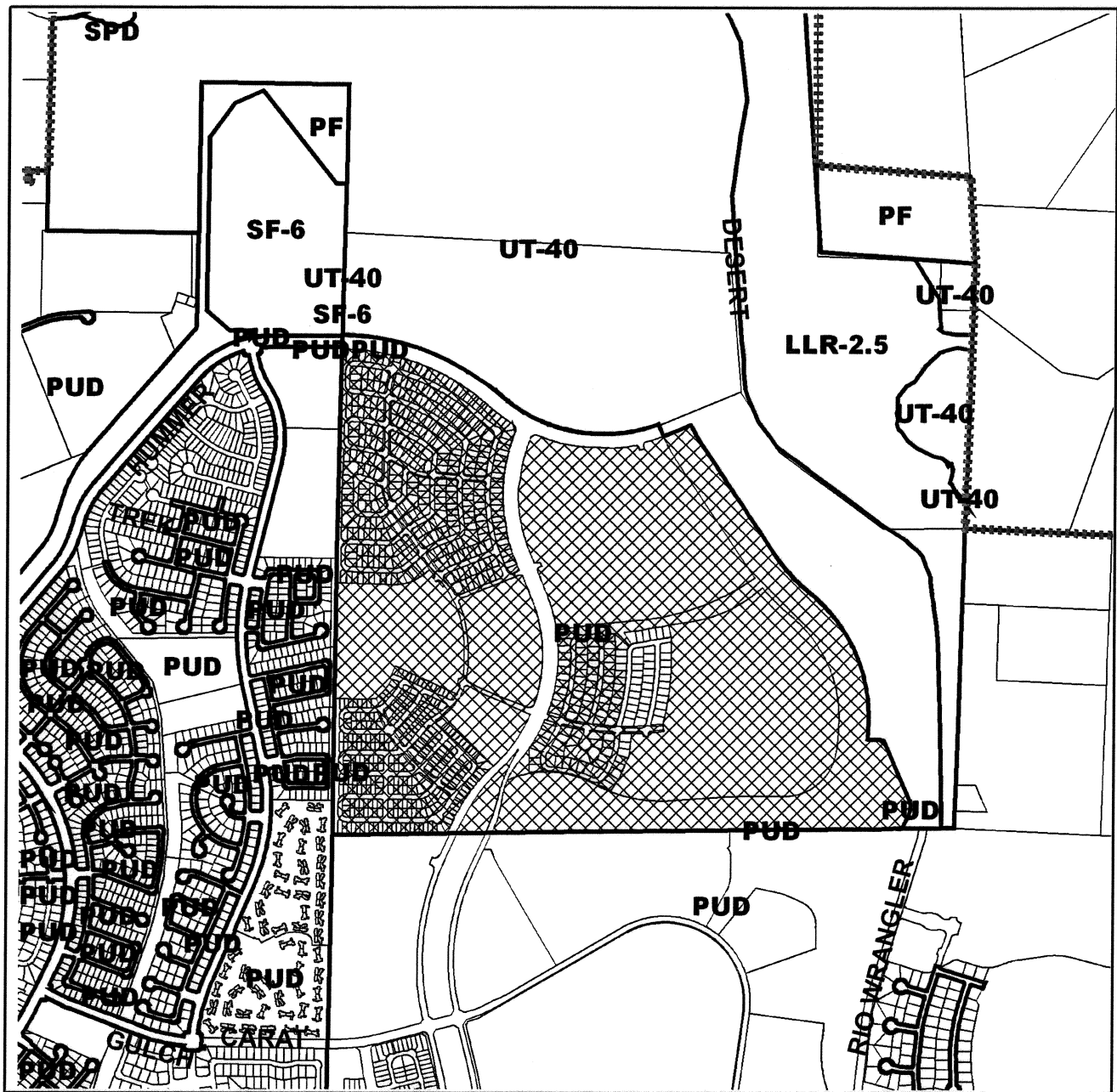
- n. To promote systems which use solar or wind energy.

The site may prove suitable for both solar and wind energy systems. If this should prove economically feasible, these systems will be installed following construction, when it will be possible to test specific locations and potential systems.

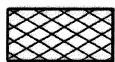
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Not applicable. This amendment will have no impact or connection with military installations

Staff: Vern Kloos, AICP, Senior Planner



LDC13-00012 Bella Vista/Bonaventure



Subject Site

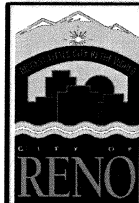


City Limits



0 200 400 800 1,200 1,600 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: August, 2012

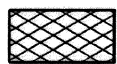


Community Development Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC13-00012 Bella Vista/Bonaventure



Subject Site



City Limits



0 200 400 800 1,200 1,600 Feet

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A. Land Use

The Bella Vista Ranch PUD consists primarily of detached single-family residential development in housing densities ranging from 3-7 dwelling units/acre and attached small lot single family "Duets" at densities ranging from 6-10 dwelling units per acre. Additional residential use includes a 153± unit senior living project (independent/assisted living/congregate care). Also provided is a K-6 school site (which may be relocated to a future phase), one neighborhood park, one public facilities complex, and open space areas as shown on **Figure 2**, page 2.

Table 1 on page 9 shows the breakdown of the property amongst the various uses. The number of dwelling units listed in Table 1 for each village is approximate. The final lot count, up to a maximum of 1,669 individual single family lots (excluding non-single family senior living), will depend upon the final configuration of each village as it is mapped over time by the Developer or subsequent homebuilder ("Parcel Developer") (refer to Section II, A page 9).

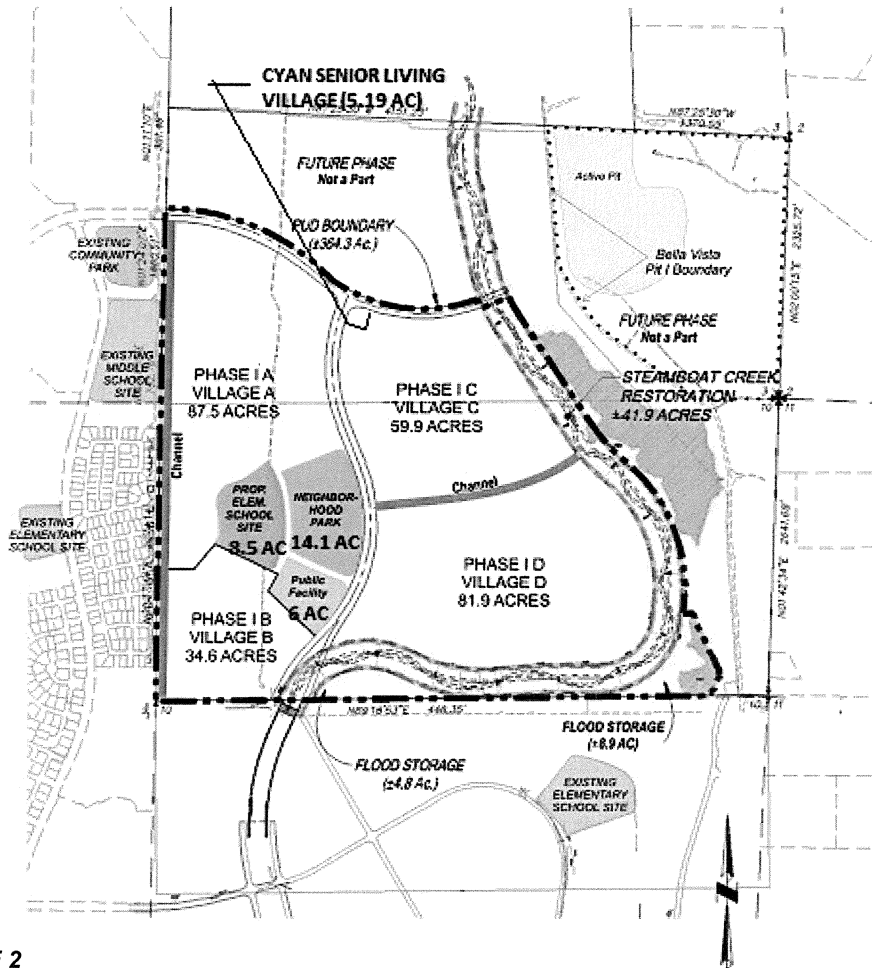


FIGURE 2

Land Use and Phasing Plan (amended to show senior living village and updated acreage) NOTE: ALL MAPS SHALL BE UPDATED TO SHOW 8AC. FOR THE SCHOOL SITE & 14.24 AC. FOR THE Neighborhood Park site

- 2) All preserved and restored wetlands and other waters of the United States shall be located within contiguous open space corridors.
- 3) Restore wetlands along the eastern side of the valley in historic but drained hydric soils. They are located in a narrow band along the east side of the valley immediately adjacent to the delineated wet meadows (WM-1 and WM-3 noted in **Figure 3**, page 3 and **Figure 5**, page 6).

c. Project Design

With this plan, Steamboat Creek will be realigned to parallel the south project boundary. It will capture the low and flood flows coming down Steamboat Creek, as well as those coming out of the wetland mitigation area in the northeast corner of Damonte Ranch. At the southern wet meadow WM3, the alignment of Steamboat Creek will turn north and follow the western edge of the central wet meadow to the northern border of the project area (refer to **Figure 3**, page 3).

This proposed alignment approximates the historic alignment of Steamboat Creek. This alignment provides for one continuous and contiguous open space corridor linking all the wetlands and drainages on Damonte Ranch with the wetlands and drainages on Bella Vista Ranch (refer to Section II, E, page 16).

H. Stormwater Management

1. Site Drainage

The site slopes to the north very gradually at a typical gradient of less than half a foot per hundred feet (0.5%). Currently, Steamboat Creek flows through the site and numerous small irrigation and return flow drainage ditches convey low flows over the site. In a major storm event, these ditches would be full and drainage would be by sheet flow generally to the north.

2. Flood Potential (Refer to Section II, C, page 13 for details)

The current Federal Emergency Management Agency (FEMA) maps, dated September 30, 1994, indicate that the majority of the site is affected by the Zone A (100-year floodplain) from Steamboat Creek. The remainder of the site lies in Zone X (minimal flooding). A Conditional Letter of Map Revision (CLOMR) will be submitted to FEMA to remove the developable portions of the site from the 100-year floodplain by constructing flood control channels. Once the improvements are actually constructed and functional, the Master Developer will apply to FEMA for a Letter of Map Revision (LOMR), which would officially remove developable portions of the property from the 100-year floodplain.

3. Detention – Flood Storage (Refer to Section II, C, page 13 for details)

The Flood Control Master Plan for the Bella Vista Ranch PUD, dated May 2005 included in the appendix, has, as one of its primary goals, to provide flood protection for the project. It also has to adhere to the floodplain management ordinances of the City of Reno and the Interim Policies adopted by the Regional Water Planning Commission. Channel and storm drain design will be in accordance with the City of Reno design standards and the Hydrological Criteria and Drainage Design Manual.

I. Police Protection

A police station or substation could be located on the 6-acre public facilities parcel of the Bella Vista Ranch should the City of Reno determine it is appropriate. (refer to Section II, G, page 24 for details).

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Deleted: Each residential unit will contribute towards the future construction of a fire station per an agreement between the master developer and the City of Reno Fire Department (to be located in the future phase).

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II. DEVELOPMENT STANDARDS

A. Land Use

Table 1 shows the breakdown of the property amongst the various uses. **Figure 6**, page 10, illustrates the approximate location of each of these uses. The uses include detached and attached single-family residential, senior living, public facilities, an elementary school, park, and open space. The total number of dwelling units listed for each village in Table 2 is approximate. The final lot count, up to a maximum of 1,669 (excluding non-single family senior living), will depend upon the configuration of each village as it is mapped over time by the Developer, or subsequent homebuilder. ("Parcel Developer") Refer to Section III, C page 53 for details.

**TABLE 1
LAND USE BREAKDOWN**

Land Use	Permitted/ Conditional Uses	Approx. Acres	Pct. of Total	Max. Dwelling Units	Max. Density Range du/ac
Single Family Residential – Village A	*1	87.5	24.0	500	5.7
Single Family Residential – Village B(Duets)	*2	34.6	9.5	350	10.0
Single Family Residential – Village C	*1	59.9	16.4	319	5.9
Cyan Senior Living – Village C	Indepen. Living/ Assisted Living/ Congregate Care	5.19	1.4	153	29.5
Single Family Residential – Village D	*1	81.9	22.5	500	6.1
Public Facilities	*3	6.0	1.4	N/A	N/A
Elementary School		10.0	2.8		
Neighborhood Park		14.8	4.1	N/A	N/A
Natural Open Space/Wetlands/Steamboat Creek		55.6	15.2	N/A	N/A
Major Streets – South Meadows and Pioneer Veterans		14.0	3.8	N/A	N/A
Total		364.3	100%	1700 1822 *4	

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- *1 All Uses Permitted with or without a Special Use Permit in the SF-6 zone category per table 18.08-5 as amended with the following exceptions: list in appendix E.
- *2 All Uses Permitted with or without a Special Use Permit in the SF-4 zone category per table 18.08-5 as amended with the following exceptions: list in appendix E.
- *3 All Uses Permitted with or without a Special Use Permit in the PF zone category per table 18.08-6 as amended with the following exceptions: list in appendix F.
- *4 Single family unit count shall not exceed 1,669 units.

Table 1, above, also specifies the permitted uses in each village and the range of permitted residential densities. Refer to Section IV C, page 62 for acceptable internal flexibility and variations in these proposed density ranges.

G. Public Safety

1. Police

The 6-acre public facility parcel in this project may be the location for a future police sub-station. The site is to be dedicated to the City of Reno at no cost. The City is currently studying the options available for this site and other sites in the surrounding community. Should the city choose not to use the site for specified public facility use, the developer shall be given the first right of refusal to re-acquire the site.

2. Public Facility Site

The Developer and the City previously executed a Fire Station Development Agreement and are in the process of revising it to reflect current market conditions and the future needs of the fire department. This revised agreement will be called the First Amended Public Facility Site Agreement and will include this PUD as well as the Bella Vista Ranch PUD to the west.

This revised First Amended Public Facility Site Agreement may identify an alternative site for the fire station that is outside of the Bella Vista Ranch, which the Master Developer would agree to fund on pursuant to the terms of the First Amended Public Facility Agreement. This funding would be through a per-household and non-residential square foot fee to be collected at building permit. This revised First Amended Public Facility Site Agreement shall be completed and approved by the Reno City Council prior to or simultaneously with the certification of this PUD and shall be added as an appendix to and recorded as part of this PUD handbook. At a later date, the City may re-zone or sell all or a portion of the public facility site should the City decide a fire station is not necessary on this site. The City may also allow other public uses on this site. Such changes in use or sale relating to the public facility site are in the sole discretion of the City.

a. Fee established for PUD

The fee noted above shall be paid into a dedicated account for this purpose prior to approval of any building permit for this PUD, as specified in the First Amended Public Facility Site Agreement.

c. Design requirements

The First Amended Public Facility Site Agreement shall determine the specific design requirements for the station if the subject Agreement calls for the fire station to be located in Bella Vista

d. Timing and Implementation

Completion of the First Amended Public Facility Site Agreement and approval by the Reno City Council prior to or simultaneously with the certification of the Bella Vista Phase II PUD Handbook..

I did not use any of the below language. The above changes conform with BV Phase 2 PUD Handbook.

2. ~~Fire~~

a. ~~Future phase site~~

~~The Fire Department has requested that a site be set aside in the future phase of the PUD, to better serve the surrounding community in the future. However, they have requested that~~

~~the Developer and the City execute a Fire Station Development agreement. This agreement would encumber this phase of the Bella Vista PUD to insure adequate funding is available to construct the fire station in the future. This agreement will be in place prior to approval of the first final map.~~

~~b. Fee established for PUD~~

~~A fee will be established on a per household basis, to be paid into a dedicated account for fire station construction prior to approval to the first final map.~~

~~c. Design requirements~~

~~The Fire Station Development Agreement shall determine the specific requirements for the station. In general, a 1 ½ acre site in a mid block configuration on an arterial street will be dedicated to the City of Reno. Adequate funding for a 5,000-8,000 square foot building will be determined through execution of the agreement.~~

~~d. Timing and Implementation~~

- ~~1) Completion of the Fire Station Development Agreement prior to recordation of the first subdivision Final Map.~~
- ~~2) Dedication of the site and start preparation of the improvement plans prior to certificate of occupancy for the 1,000th residential unit.~~
- ~~3) Start construction of the fire station prior to certificate of occupancy for the 1,450th residential unit.~~

~~a. The 6 acre public facility parcel may include the development of a Fire Station. Developer has entered a Fire Station Development Agreement that defines the responsibility for the funding, design and construction of a future Fire Station to serve the Bella Vista PUD. This Fire Station may be located on the public facility parcel in this PUD or at some other location as provided for in the Fire Station Development Agreement.~~

~~b. A fee will be established in the Fire Station Development Agreement on a unit basis for single family, multi family, and senior living in Village C; and on a per square foot basis for non residential development. This agreement will be in place prior to or concurrent with the approval of the PUD Handbook for Bella Vista Ranch Phase 2.~~

~~c. Design Requirements will be per the Fire Station Development Agreement.~~

~~d. Timing and Implementation, including collection of fees, will be per the Fire Station Development Agreement.~~

H. Maintenance

1. General

The Bella Vista Ranch PUD will have Protective Covenants that address maintenance issues. Several areas within the Bella Vista Ranch PUD will be maintained by the Owners Association. Enforcement of activities will remain under the control of the Owners Association. These areas include parkways, open space areas and trails along drainage ways located outside of the public right-of-way. Project Protective Covenants will clearly define maintenance responsibilities of the Owners Association versus the responsibility of individual homeowners. Protective Covenants (CC&R's) will be recorded with the first subdivision final map for Bella Vista Ranch PUD. All additional projects will be

f. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening shall be accomplished with the use of berms, walls, fences, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing or standard lot fencing, as applicable and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible.

| B. Open Space and Public Park Standards

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Open space includes the Steamboat Creek Corridor, drainage ways, parks, pathways, trail access parcels to open space and other open space land that is not developed with roadways, or individual lots within the residential portion of the Bella Vista Ranch. Common open space, with the exception of the park dedicated to the City of Reno, will be maintained by the Bella Vista Ranch Owner Association (BVROA) or the Bella Vista Ranch Drainage District (BVRDD).

1. Public Park

The public park will be designed to the approval of the City of Reno and constructed by the Bella Vista Ranch Developer or the City of Reno. It is the intent of the Developer to receive credit towards the Residential Construction Tax (park fees). The Park will be dedicated to the City of Reno, and will be maintained by the City of Reno. The park will be provided at approximately ~~14.9~~ 14.24± acres in size. It will be located in the central portion of the site refer to **Figure 2**, page 2. Should the city choose not to utilize this property for a park, the developer shall be given first right of refusal to re-acquire the site.

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a. Facilities

The Neighborhood Park shall be designed and constructed pursuant to a Residential Construction Tax Agreement between the City of Reno and the Developer. The following facilities are anticipated to be constructed within the park:

- ~~Lighted~~ Ball Fields
- Open Play Soccer Fields
- Tot Lot, Playground Areas
- Restrooms
- Hard Court Game Areas, such as basketball and tennis
- Parking Lot

b. Timing and Implementation

- 1) Completion of Residential Construction Tax Agreement – prior to recordation of first subdivision Final Map
- 2) Creation of specific Park District for Bella Vista Ranch – prior to first Certificate of Occupancy
- 3) Preparation and approval by the Parks Commission of the Improvement Plans – prior to ~~Certificate of Occupancy of the 425th single family unit.~~ May 31, 2017 for Phase 1 and prior to May 31, 2019 for the balance of the park.
- 4) ~~Start Complete Construction of Park – prior to Certificate of Occupancy of the 850th single family unit.~~ September 30, 2017 for Phase 1 and prior to September 30, 2019 for the balance of the park.

C. Residential Design Standards

1. Lot Standards

Homes and any builder provided accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in Table 8, Lot Standards below:

TABLE 8
LOT STANDARDS

Density/Intensity Standards	Village D	Villages A&C	Village B (b)	Retirement Community (a)	Cyan Senior Living-Village C
Dwelling Units per Acre (du/ac)	5.5	6.5	10	6	29.5
Landscape/natural Area (percent)	20	20	20	20	20
Height (feet)	35	35	35	35	55
Lot Size					
Minimum Lot Area (1000's sq. ft. unless otherwise indicated)	6	5	2.4	4	5.19 ac.
Minimum Lot Width (feet)	50	40	35	40	N/A
Yard & Setback Dimension					
Front Yards (feet) (c)	15	15	10	15	85 45
Side Yards (feet)	5	5	5	5	73 40 (e side yard)
Back Yards (feet)	15	15	10	10	80 40 (s side yard)
Accessory Structures (d)					
Driveways	20	20	20	20	N/A

- a. If developed as an alternative, Village C or D only.
- b. Small lot provisions as outlined in Reno Municipal Code, Title 18.12.102/Table 18.12-1 Res. Zones-bulk, dimensions and density standards as amended may be used in Village B outlined in Table 1. The small lot provisions modify the minimum lot size, but the density of the underlying district does not change. The minimum lot size for small lot projects is 2,400 square feet. Minimum setbacks are 10 feet, front and rear and 0 and 5 feet on side yards. Provided that any proposed small lot development meets the criteria contained in this section and these design standards, no special use permit is required. Architectural design elements within small lot developments shall be consistent with these design standards.
- c. Front yard setbacks shall apply to the front face of the house or garage. All garages shall be served by driveways not less than 20 feet in length. Side loaded garages shall meet the same front yard setbacks as the house. Builders may provide for variations (but no less than the minimum setbacks) in front yard setbacks and/or building articulation to create an interesting streetscape.
- d. Accessory building setbacks shall conform to Reno Municipal Code Title 18.08.203(b)7 as amended.

Deleted: Lot widths and yards may be replaced with common areas with review and approval through the tentative map process

e. House Plans

Each village shall have a minimum of four distinct house plans. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Garage forward plans shall be limited to 2 of the 4. Side loaded garages shall not be considered garage forward plans if elevations are architecturally consistent.

f. Height and Size Restrictions

The maximum allowable height of all structures shall be thirty-five (35) feet as measured from finished floor to the highest ridge of the structure for single family uses; and 55 feet for the senior living facility.

g. Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by the BVROA.

3. Miscellaneous Design Elements

a. Antennas

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior antennas. However, one 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

b. Awnings, Trellises, Patio Covers, Decks and Other Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material, color and architectural character as the main structure and must be reviewed and approved by the BVROA. At a minimum, the setback requirements of such structure shall conform to Reno Municipal Code 18.08.203(b)7 as amended.

c. Chimneys

Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

b. The following City of Reno Code Sections apply to the Public Facility:

- 1) Bulk Dimensional, Density and Intensity Standards shall follow City of Reno Development Code Section 18.12.104 as amended.
- 2) Non-Residential Site and Building Design Standards shall follow City of Reno Development Code Section 18.12.305 as amended.
- 3) Off Street Parking and Loading Standards shall follow City of Reno Development Code Section 18.12.1101 through 1107 as amended.
- 4) Landscaping and Screening Standards shall follow City of Reno Development Code Section 18.12.1201 through 1213 as amended.
- 5) Exterior Lighting Standards shall follow City of Reno Development Code Section 18.12.1301 through 1304 as amended.
- 6) Fences and Walls Standards shall follow City of Reno Development Code Section 18.12.1401 as amended.
- 7) General Environmental Standards shall follow City of Reno Development Code Section 18.12.1501 through 1509 as amended.
- 8) Signage Standards shall follow City of Reno development Code Section 18.16.101 through 18.16.804 as amended. Off premises advertising displays are prohibited.

8. Cyan Senior Living Village – Village C

The Cyan Senior Living Village consists of 5.19± acres generally located at the southeast corner of Veterans Parkway and South Meadows Parkway, as shown on Figure 31. Specific standards have been developed for the Senior Living Village. If a particular standard is not addressed within this section, the provisions included in the Bella Vista Handbook shall apply. Should any standard not be included within the Handbook, the MF-21 zoning provisions outlined in the Reno Municipal Code, Title 18, as amended, shall apply.

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a. General Operations

1. Deliveries and trash service shall be limited to between the hours of 7:00 am to 9:00 pm weekdays and 9:00 am to 6:00 pm weekends and holidays.

b. Site Design Standards

1. Parking spaces within the project shall be a minimum of nine (9) feet in width.
2. Driveways shall conform to RTC standards. This includes a 200 foot separation from primary intersections.

3. Building setbacks within the Senior Living Village are based off of overall building heights. Setbacks established in this section are intended to replace those included within the Reno Municipal Code, including those outlined in Section 18.12.304. Setbacks shall be as follows:

4-story buildings – ~~55~~ feet
3-story buildings – ~~45~~ feet
2-story buildings – ~~35~~ feet
1-story buildings – 20 feet

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4. Perimeter setbacks shall be ~~73 feet for the east and 80 feet for the south side yards~~ and ~~85~~ feet for front yards.
5. Parking areas designated for resident parking may include covered carports. Carport structures shall be reviewed and approved by the Bella Vista Ranch Architectural Control Committee.
6. Total parking provided shall be per Reno Municipal Code Section 18.12.1102
7. Buildings within the Cyan Senior Living Village project (Village C) shall not exceed 55 feet as measured from finished floor to the highest ridge of the structure.
8. The development plan for Cyan Senior Living Village shall be in substantial conformance with the site plan contained in Figure 31 (following page).

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c. Landscaping and Buffering

1. Landscaping along Veterans Parkway and South Meadows parkway shall conform to the streetscape standards previously outlined in this Handbook.
2. A minimum of twenty (20) percent of the total site area shall be landscaped.
3. A minimum of 25 square feet of landscaping shall be provided for each parking space located within the Senior Living Village, with a minimum of one tree per 10 spaces.
4. Turf area shall not exceed 50% of the overall required landscape area.
5. Ground cover, tree requirements (and calipers), shall conform to the standards previously outlined in this Handbook.
6. Shrubs shall be provided at a rate of 1 shrub per 6 required trees. Shrub sizes shall conform to the standards contained in this Handbook.
7. Automatic irrigation systems shall be included within all landscape areas.
8. A six (6) foot masonry screen wall shall be constructed at any property line adjoining single family residential uses. The wall may conform to the standards previously outlined for masonry walls or utilize a precast concrete wall system.
9. A minimum three (3) foot high shrub screen shall be provided at all parking areas adjoining a street frontage.

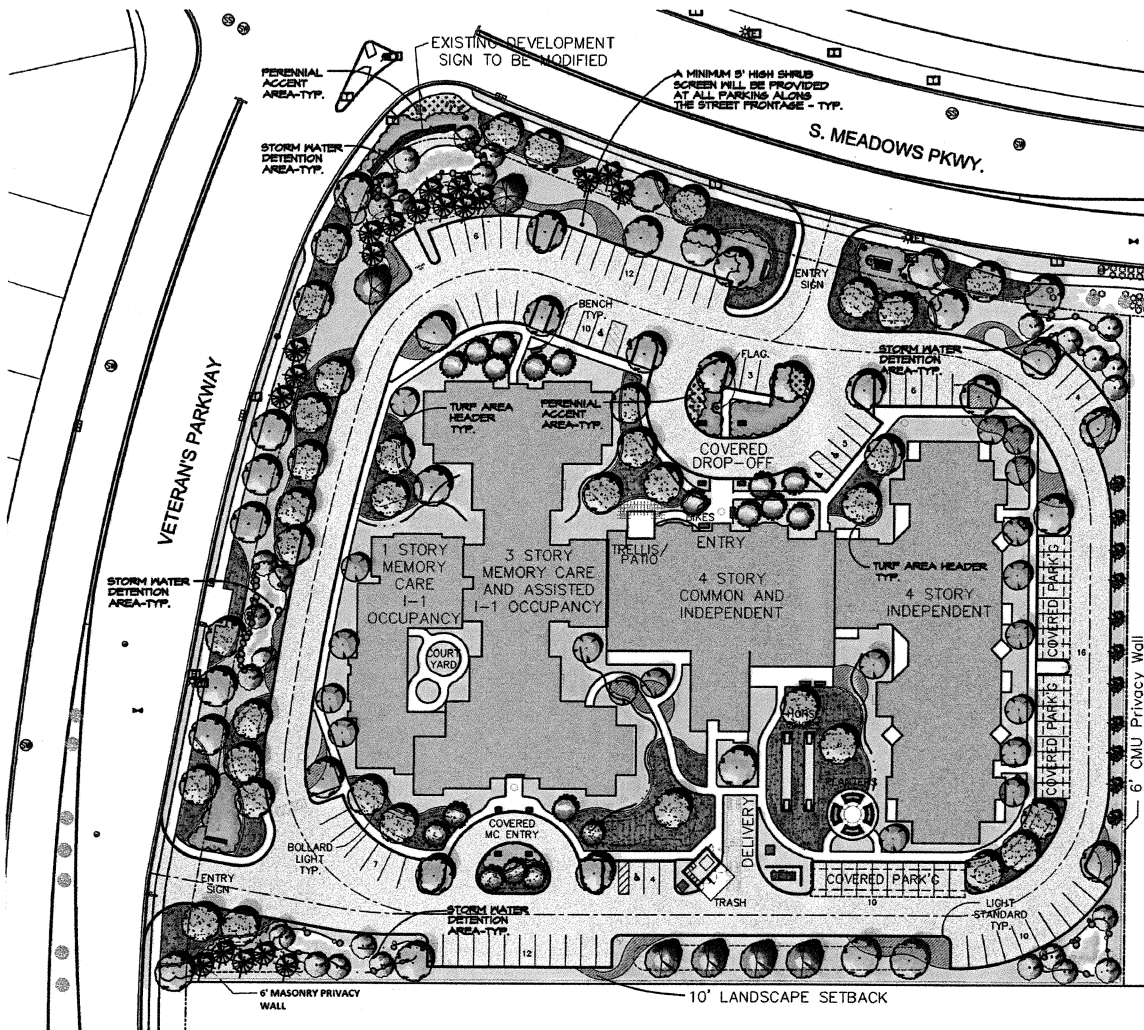


FIGURE 31
Cyan Senior Living Village Site Plan

d. Signs

1. Entry monuments shall be permitted at site entry locations along South Meadows Parkway and Veterans Parkway.
2. Entry monuments shall not exceed six (6) feet in height and twelve (12) feet in width.
3. Entry monuments may incorporate internal illumination and the owner and/or operators name/logo.
4. Any building signs, directory signs, etc. shall comply with the MF-21 zoning standards, as contained within the Reno Municipal Code.

e. Lighting

1. Prior to the approval of each building permit, the applicant shall have plans approved demonstrating that adequate onsite security lighting will be provided to minimize dark areas in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to the satisfaction of Reno Police Department staff.

f. Architecture—Need more specific standards and elevations

1. Architecture for the Senior Living Village shall be consistent with the standards outlined in this Handbook.
2. Final elevations shall require approval by the Architectural Control Committee and/or Master Developer.
3. Prior to issuance of a building permit, the developer of the Senior Living Village shall demonstrate compliance of proposed elevations with the standards contained herein through the approval of a Site Plan Review from the City of Reno.
4. Prior to the approval of each building permit, the applicant shall have plans approved to provide clearly visible address/unit signs that can easily be read day or night by emergency response personnel, to the satisfaction of Reno Police and Fire Department staff.

g. Additional Allowed Uses

The Senior Living Village may include accessory uses which cater to the personal needs of the residents. These facilities shall be for the benefit of residents only, and not open to the general public. In other words, the facilities can not operate as a standard commercial operation. Examples of permitted accessory uses include:

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- Personal Services (i.e. barber shop, hair salon, etc.)
- Dining Services (in-house restaurant, lounge, coffee bar, etc.)
- Fitness Center
- Private Community Center
- Other similar accessory uses may be allowed, subject to approval by the Administrator

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h. Subsequent Review

1. Development of the Senior Living Village shall require the approval of a Site Plan Review from the City of Reno Community Development Department.
2. The Site Plan Review shall consider compatibility of proposed building elevations with the standards contained in this Handbook as well as consistency with adjoining properties. The

Site Plan Review application shall also establish compliance of overall site design with the standards contained herein, including the site plan depicted in Figure 31.

3. Any conditions placed on the Site Plan Review may supersede standards contained within this handbook.

IV. IMPLEMENTATION

A. Design Review

The Bella Vista Ranch PUD Design Standards will be used by the City of Reno and relevant government agencies to review each Tentative Map proposal for conformance with the overall design objectives.

It will be the responsibility of each Parcel Developer within the Bella Vista Ranch PUD to comply with the Design Standards in preparation of neighborhood and landscape design plans

B. Ordinance Applicability

Where the provisions of the plan do not address a specific subject, the provisions of the Reno Zoning Ordinance (Chapter 18) or other ordinances governing the development of land, which are in effect at the time of application, shall apply.

C. Project Design Internal Flexibility

The Bella Vista Ranch will permit the redistribution of residential units, including duet units within the Ranch between parcels. This will allow for more flexibility to respond to on site constraints, market conditions, and the general design of the overall property. The following conditions shall apply to all redistribution:

- 1) Redistributed units shall not be transferred into "edge" parcels or into the parcels abutting Double Diamond. The transfer of units from these areas to internal parcels may be permitted;
- 2) The redistribution of lots shall not result in increasing the overall unit count for the Bella Vista Ranch above ~~1,700~~ 1,822 total units including the 153 units contained in the Cyan Senior Living Village in Village C;
- 3) The total number of units may not be increased within a parcel adjacent to any parcel developed with single family. "Developed" in this context means the subdivision has been recorded and at least one home has been sold; and
- 4) Written confirmation from all property owners affected shall be submitted to staff along with an updated statistical land use summary, and updated map with confirmed acreages.

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V. APPENDIX

- A. Traffic Study – Solaegui Engineering, June 2005 – On file with the City of Reno Community Development Department, as updated June 2012.
- B. Flood Control Master Plan – QuadKnopf Consulting, May 2005 - On file with the City of Reno Community Development Department
- C. Wetland Mitigation Plan – Gibson & Skordal, Wetlands Consultants, February 2005 - On file with the City of Reno Community Development Department

| Need to get original conditions from staff and will add here.

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Appendix G
Airport Authority Conditions

Need to get original Health Department conditions and additional conditions from staff and will add here.

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Appendix H Health Department Conditions

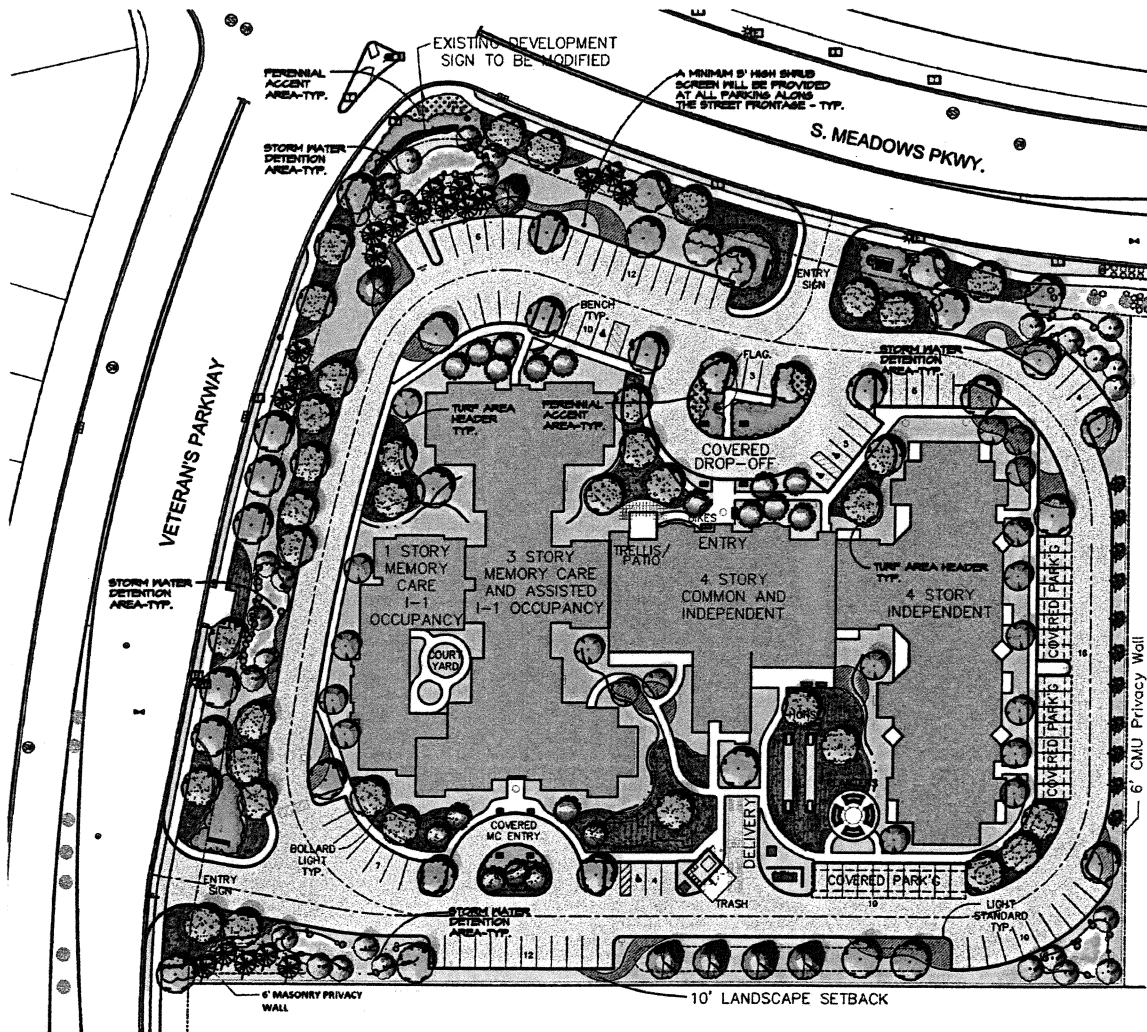


FIGURE 31
Cyan Senior Living Village Site Plan



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

July 27, 2012

EXHIBIT "B"

City of Reno
Community development
C/O Vern Kloos
450 Sinclair Street
Reno, NV 89505

Dear Vern,

After having reviewed the Bella Vista Ranch PUD amendment (LDC13-00012) to allow a 153 unit senior living facility, please be advised of the following conditions.

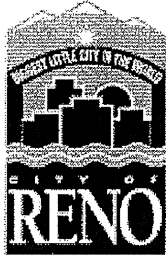
1. The landscape design containing turf will require a Low Impact Development Design that can include a catchment area of 18 inches adjacent to impervious surfaces or a design to direct lawn irrigation through a dry river bed eliminating nuisance water runoff into the existing infrastructure (040.038).
2. Please include the following disclosure language in the Bella Vista Ranch PUD amendment to advise residents of the insects associated with the flood water detention facility that exists to the north of the proposed senior living facility. Midge and mosquitoes begin their life cycle in the aquatic stage moving into residential and commercial areas as adults, becoming an annoyance to the residences. With both insects attracted to light at night, they will rest on the outside of buildings and will enter any premises while the adult female mosquitoes can transmit mosquito-borne diseases such as West Nile virus. Currently the Washoe County Health District conducts surveillance and helicopter treatments to the flood water detention facility although control measures have been reduced.

If there are any questions concerning the aforementioned vector-planning conditions as it relates to environmental health, please call me at 785-4599.

Sincerely

J L. Shaffer

Program Coordinator/Planner
Environmental Health Division



PROJECT REVIEW FORM
Ward Three
Neighborhood Advisory Board

EXHIBIT "C"

①

7 PAGES

Case No. LDC13-00012 Date: 27 August 2012

Case Name: Bella Vista Ranch PUD amendment/Bonaventure

Case Planner: Vern Kloos, Senior Planner

NAB Member Name: Christoph Jeff Micklon

Community Liaison: Lisa Mann

COMMENTS: My major concern was that the noticeably less landscaping and four story building height near the southern and western side of the property in question is directly adjacent to land which is currently zoned for single family residence. But during questioning I asked who owned this land and I was informed it was the same developer as the property in question. As the land directly south and west to the property in question is not yet developed, my concerns as the to blending in of this proposed property is somewhat lessened but still a concern. I do feel the proposition will decrease traffic flow during rush hour compared to the land being used as single family residences.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address concerns:

I would like to see a 6 foot barrier wall on the South and West sides of the property and tall trees (min 7 – 8 foot) planted just inside of this barrier wall to mitigate the wall somewhat.

Christoph Jeff Micklon

NAB Member Signature



PROJECT REVIEW FORM
Ward Three
Neighborhood Advisory Board

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Case No. LDC 13-00012

Date: 8-23-12

Case Name: Bella Vista Ranch PUD amendment / Bonaventure

Case Planner: Vern Kloos

NAB Member Name: Barrie Schuster

Community Liaison: Lisa Mann

NAB COMMENTS:

good project - environmental concerns?

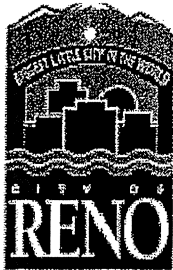
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Barrie Schuster
NAB Member Signature



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Case No. LDC13-00012 Date: 8.23.2012
Case Name: Bella Vista Ranch PUD amendment/Bonaventure
Case Planner: Vern Kloos
NAB Member Name: Michael Trudell
Community Liaison: Lisa Mann

NAB COMMENTS:

concerns about building height
concerns about exterior lighting
concerns about fencing
concerns about fill material for metal mercury

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

Four story building adjacent to future single family (although vacant) is too high for some future single family residences. Suggestion: Do not exceed the height of a maximum height of single family residential.

Michael Trudell
NAB Member Signature



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Case No. LDC 13-00012 Date: 8-23-12
Case Name: BELLA VISTA Ranch
Case Planner: VEREN KLOOS
NAB Member Name: JAMES BUSBY
Community Liaison: Lisa Mann

NAB COMMENTS:

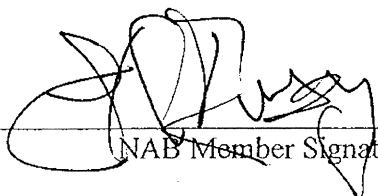
NEED ANSWERS ABOUT SOIL — MAYBE MERCURY
ISSUES IF DISTURBED. THIS PART OF THE VALLEY IS A
WATER BASIN DURING FLOODS & ALWAYS HAS BEEN
THIS WILL NOT CHANGE — THIS 365 ACRES WILL NOW
PUSH MANY HUNDREDS IF NOT THOUSANDS OF ACRES FT.
DOWN STREAM — MOVING THEIR WATER FOR OTHERS TO DEAL WITH.

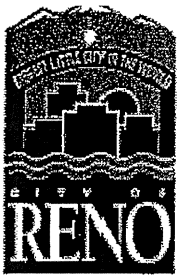
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	✓ Flooding

Suggested modifications to the proposal to address NAB concerns:


NAB Member Signature



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Case No. LDC13-00012 Date: 8/23/12
Case Name: Bella Vista Ranch PUD amendment/Bonaventure
Case Planner: Vern Kloos
NAB Member Name: Michael Dubois
Community Liaison: Lisa Mann

NAB COMMENTS:

Stop building in the flood zone. You keep forcing
water from South Meadows towards Hidden Valley.
364 acres that will not hold flood water. STOP
building in flood zones.
Has the soil been tested for mercury?

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

NAB Member Signature



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⑥

Case No. LDC13-60012 Date: 8/23/12
Case Name: Bella Vista Ranch PUD AMENDMENT/BONAVENTURE
Case Planner: Rubicon
NAB Member Name: Kim Rhodemyre
Community Liaison: Lisa Mann

NAB COMMENTS:

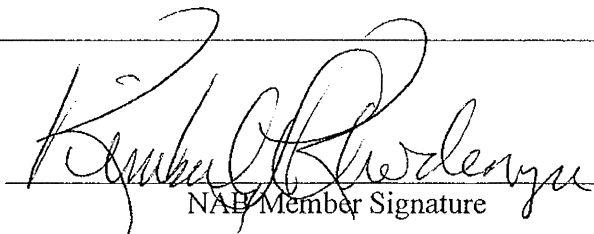
SINCE STEAMBOAT CREEK WAS MOVED NO ONE WAS
TESTED FOR METHYL MERCURY IN ANY AREAS IN SOUTH
RIGHT NEXT TO GUN CLUB MEADOWS
NO FLOOD RETENTION AREAS
EVACUATION FOR FLOODS

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:


NAB Member Signature

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PROJECT REVIEW FORM
Ward Three
Neighborhood Advisory Board

Case No. LDC13-00012 Date: 0.23.12
 Case Name: Bella Vista Ranch PUD
 Case Planner: Vern Kloos
 NAB Member Name: Roxana Ford
 Community Liaison: Lisa Mann

NAB COMMENTS:

1. at the beginning of tonight's meeting Kitty Jung said seniors are less afraid of dying than they are of being institutionalized and keeping them in their homes should be a priority. I am just wondering how many residents at this facility, if any, would receive public money.
2. What will the impact be on our water supply to build this complex?
3. Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.
 Is there any danger for any memory care residents who might wander onto S. Meadows?

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

With the increase in the population of care givers trying to keep their loved ones in their homes I think it would be nice if Bonaventure included a respite senior care day time program.

* SPARKS BONAVENTURE HAS A BAD HISTORY INCLUDING RECENT NO NEW ADMISSIONS IMPOSED BY STATE HEALTH

Roxana Ford
 NAB Member Signature

From: Maureen turgeon <maureen44@sbcglobal.net>
To: Vern Kloos <Kloos@reno.gov>
Date: 08/25/2012 04:45 PM
Subject: Bella Vista Ranch PUD amendment/Bonaventure

Dear Mr. Kloos:

You have mine and my husbands vote for a senior living facility and fire facility in the South Meadows/Veterans Parkway intersection. We would welcome the new facilities and think it's about time that seniors were considered for this area.

Turgeon

Ron and Maureen

2065 Red Willow Dr.
Reno, Nv. 89521